

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Matthew Jesick, Case Manager
Joel Lawson, Associate Director for Development Review

DATE: September 11, 2012

SUBJECT: BZA Case 18396, Parc Deux Restaurants, 1601 14th Street, NW

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following:

- § 774.2 – Special exception for a reduction of the rear yard dimension (12 feet required, 5 feet provided).

II. LOCATION AND SITE DESCRIPTION

Address	1601 14 th Street, NW
Legal Description	Square 240, Lot 821
Ward, ANC	2, 2F
Zoning	Arts / C-3-A – Uptown Arts Overlay / Commercial
Existing Development	One-story structure at the northeast corner of 14 th Street and Q Street, NW; Formerly a dry-cleaning establishment; 10 foot public alley to the east of the property; Curb cuts on Q Street.
Adjacent Properties	Church to the north; Rowhouses across the alley to the east; Apartments and commercial at the other corners of the intersection.
Surrounding Neighborhood Character	Moderate to medium density mixed use development along 14 th Street; Mostly rowhouses, and a few small apartment buildings in neighborhoods on either side of 14 th Street.

III. APPLICATION-IN-BRIEF

Parc Deux Restaurants requests rear yard special exception relief in order to construct an addition to an existing building. The addition would facilitate the conversion of the building to a restaurant by providing space for walk-in coolers and trash storage. The rear yard would be reduced from 14'10" to 6'10", as measured from the centerline of the 10 foot alley.

IV. ZONING

The applicant proposes to construct an addition to the rear of the existing building that would extend to within two feet of the rear property line. This is to facilitate conversion of the existing building to a restaurant, a use permitted by-right in this zone. Rear yard relief is requested as described below.

Item	Section	Regulation	Requirement	Existing	Provided	Relief
Rear Yard	774.1	2.5 inches per foot of height; 12 feet min.	12 feet	14'10''*	6'10''*	Requested

* Rear yard measured from the centerline of the 10' alley per § 774.7.

V. ANALYSIS

774.2 The Board of Zoning Adjustment may waive the rear yard requirements of this section pertaining to C-3-A, C-3-B, C-3-C, and C-4 Districts in accordance with the requirements of § 3104 for special exceptions; provided, that the standards in §§ 774.3 through 774.6 shall be met.

774.3 Apartment and office windows shall be separated from other buildings that contain facing windows a distance sufficient to provide light and air and to protect the privacy of building occupants.

No windows are proposed on the rear wall of the building, so privacy of nearby residences would not be compromised. Also, the one-story extension of the building would not impact light or air available to nearby buildings.

774.4 In determining distances between windows in buildings facing each other, the angle of sight lines and the distance of penetration of sight lines into habitable rooms shall be sufficient to provide adequate light and privacy to the rooms.

No windows are proposed on the rear wall of the subject building. The space between the buildings is sufficient to provide light into nearby residential buildings, and privacy would not be affected.

774.5 The building plan shall include provisions for adequate off-street service functions, including parking and loading areas and access points.

The proposed use does not require any parking or loading (§§ 2120.3 and 2200.5). Nevertheless, the design proposes one loading space accessed from the alley. Furthermore, the addition would provide interior refrigerated storage of trash for a more orderly functioning of the back of house space for the restaurant.

774.6 Upon receiving an application for an approval under § 774.2, the Board shall submit the application to the D.C. Office of Planning for coordination review, report, and

impact assessment, along with reviews in writing of all relevant District of Columbia departments and agencies including the Departments of Transportation and Housing and Community Development and, if a historic district or historic landmark is involved, the State Historic Preservation Officer.

As of this writing OP is not aware of comments from other District agencies.

VI. HISTORIC PRESERVATION

The subject property is located in the 14th Street Historic District. Historic Preservation Office staff approved the addition to the existing structure.

VII. COMMUNITY COMMENTS

ANC 2F, at their July 11th meeting, voted unanimously to support the application. The ANC noted that the addition would not impact privacy, light or air to adjacent properties.

VIII. ATTACHMENT

1. Vicinity Map

